

BEFORE THE DISTRICT OF COLUMBIA BOARD OF ZONING ADJUSTMENT

Application of:

Rusmir Music, Owner

206 'P' St, NW #2

ANC 5E 05

**Statement of the Applicant**

**Nature of Relief Sought**

This statement is submitted by Mr. Rusmir Music, (the "Applicant"), as the owner of 206 P St, NW, (the "Property"), (Square 0553 Lot 141). The Applicant seeks Special Exception relief to allow Dormer alterations to existing 3<sup>rd</sup> story Roof dormers on an existing 3-story plus cellar and penthouse in an RF-1 district. The requested relief to title 11 DCMR is to Subtitle E-§ 206.1

1- Rooftop or Upper Floor Additions (Subtitle E-§ 601.1) Does not allow any alterations a Dormer original to the structure- as stated in the text below

1-Except for properties subject to review by the Historic Preservation Review Board or their designee, or the U.S. Commission of Fine Arts, a roof top architectural element original to a principal building such as cornices, porch roofs, a turret, tower, or dormers, shall not be removed or significantly altered, including shifting its location, changing its shape or increasing its height, elevation, or size; provided that:

(a)For interior lots, not including through lots, the roof top architectural elements shall not include identified roof top architectural elements facing the structure's rear lot line; and

(b)For all other lots, the roof top architectural elements shall include identified roof top architectural elements on all sides of the structure.

**Jurisdiction of the Board**

"Relief from the requirements of Subtitle E §§ 206.1 and 206.3 may be approved by the Board of Zoning Adjustment as a special exception under Subtitle X, Chapter 9, and subject to the conditions of Subtitle E § 5207."

### **BACKGROUND INFORMATION OF THE PROPERTY**

The property is a mid-block end of row house constructed in 2012 consisting of a 3-story plus cellar and penthouse, wood frame brick front 2 family row dwelling. The two units totaling 3604 sq ft livable area with a footprint of 961.46 sq ft. The existing dormers are minimal in dimension and massing. The property immediately west was developed subsequently to the subject property 7' closer to the front lot line than the applicant property. The multifamily apartment to the east is also sited forward of the applicant property, and 14' away minimizing any direct impact on that property. The effect of the subject property's siting is that the dormers in question are tucked in behind the surrounding urban fabric.

The proposed work will take place below the roof line therefore will have no impact on existing solar arrays.

### **DESCRIPTION OF IMPROVEMENTS IN THE SURROUNDING AREA**

Square 553 is in the Truxton Circle Neighborhood of NW DC and is bordered by 'P' St to the north, First street to the east, 'O' St to the south and 3<sup>rd</sup> St, to the west. The Block, while split between RF-1 and RA-1 zones, is primarily occupied by institutional buildings and uses associated with Armstrong Educational campus. In general, the area to the north of the site is lower in rise and density and to the south is dominated by Dunbar Highschool.

### **DESCRIPTION OF PROPOSED DEVELOPMENT**

The applicant is proposing to construct a new single shed dormer in the location and between two existing dormers. The highest point of the dormer roof shall be inline with the ridge of the existing dormers. The existing fascia height shall be maintained, but the windows sills will be lowered to allow larger windows in the proposed room. In so doing we will bisect the cornice line and extend into the brick veneer below. While it will not have impact on the interior floor area the dormer will provide a more comfortable space on the interior as the existing wall is sloping creating a minor head room issue close to the wall.

The window shall be (3) double hung windows in a scale and proportion similar to the rest of the windows on the front of the house.

Though the façade of the existing structure will be altered, the existing building is not in line with any its neighbors or significantly similar in an architectural manner to the rest of the street scape, and there for the alterations shall be inconsequential to the rhythm and harmony in the Neighborhood.

## NATURE OF RELIEF BEING SOUGHT

Relief from the requirements of Subtitle E §§ 206.1 and 206.3 may be approved by the Board of Zoning Adjustment as a special exception under Subtitle X, Chapter 9, and subject to the conditions of Subtitle E § 5207.

The proposed alterations shall be shown to meet the standards of Subtitle E § 5207

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### THE APPLICANT MEETS THE BURDEN OF PROOF FOR A SPECIAL EXCEPTIONS TO TITLE E §§ 206.1

The proposed construction shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular:

Standard 1-“The light and air available to neighboring properties shall not be unduly affected”

Response-The siting of the front façade of the property being significantly behind both abutting properties makes the impact on light and air minimal if it is affected at all.

Standard 2- The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;

Response- As stated above the siting of the subject property does not allow views from the new windows into neighboring properties windows or public space thus not impacting privacy or enjoyment of neighboring properties.

Standard 3- The proposed construction, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale, and pattern of houses along the street or alley frontage;

Response- The subject property as it sits now does not have significant presence and is not aesthetically tied to the rest of the houses on the street, though the single dormer style will be more in tuned with the rhythm of the bays on the block, though the block is an eclectic mix of scale, style and uses. For these reasons as well as the particular siting of the property, the proposed work will not intrude on the character, scale and pattern of houses along the street front.

Standard 4- In demonstrating compliance with paragraph (a), the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed construction to adjacent buildings and views from public ways

Response- The applicant has provided drawings, plat plans, 3d renderings and photos to demonstrate the relationship between the proposed construction to the adjacent buildings and views from the public ways.

The Board of Zoning Adjustment may require special treatment in the way of design, screening, exterior or interior lighting, building materials, or other features for the protection of adjacent or nearby properties, or to maintain the general character of a block.

Response- The applicant remains open minded to the feed back from the board.

#### **SPECIAL EXCEPTION REVIEW STANDARDS AS DEFINED IN SUBTITLE X § 901.2**

Standard-(a) Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps

Response- The Proposed Alterations are in harmony of with the purpose and intent of the regulations. By constructing the new dormer between the outer walls of the existing dormers the impact out side of the subject property will be imperceptible to the neighborhood or the immediate neighbors.

(b) Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and

As discussed above, the siting of the project being set back from the front of the two adjacent properties nullifies the impact on the adjacent properties, and the fact that the dormer is being built in such a way that the outer extents of the existing dormers (left and right walls) will also be the outer extents of the proposed dormer.

(c) Will meet such special conditions as may be specified in this title.

The Clients remain open to satisfying the needs of the board.

**Conclusion**

For the reasons stated above, the requested relief meets the applicable standards for zoning relief under the Zoning Regulations. Accordingly, the Applicant respectfully requests that the Board grant the Application.

Respectfully Submitted on behalf of Rusmir Music by:

  
Philip Bentley  
Merrick Design Build Inc  
3300 Plyers Mill Rd  
Kensington MD 30854